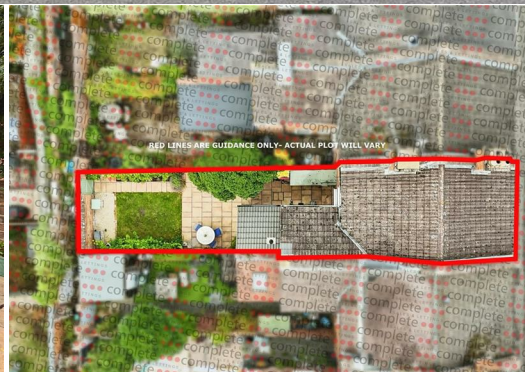




CLAPHAM TERRACE, TOWN CENTRE

complete ●●●
SALES & LETTINGS





An attractive red-brick Victorian home, set within a prestigious conservation area of central Leamington Spa, just a short walk from the town centre, railway station and beautiful parks. This charming period property comprises an entrance hall, living room, dining room, extended and beautifully presented heritage-style kitchen, useful cellar, two spacious double bedrooms and a large first-floor bathroom. Outside, there is a landscaped west-facing rear garden with a generous patio. The home is superbly located, with a local shop, highly regarded primary school and children's play area all close by, together with easy access to picturesque walks along the Grand Union Canal.

Property Details...

Hallway

A uPVC glazed entrance door leads into the hallway, which features attractive patterned tiled flooring, a radiator, staircase rising to the first floor and a solid timber door through to the dining room.

Dining Room

A good-sized reception space with a radiator and uPVC double-glazed window overlooking the rear garden. There is an open doorway with stairs leading down to the cellar, an opening through to the kitchen and a wide square opening connecting to the living room.

Living Room

An attractive reception room featuring a uPVC double-glazed bay window to the front, fitted bookshelves and a radiator.

Extended Kitchen

A wonderful heritage-style fitted kitchen with thick solid timber worktops and a range of integrated appliances, including a dishwasher, fridge freezer, oven and four-ring gas hob with extractor over. There is also a glass display cabinet, fitted washing machine and a one-and-a-half-bowl ceramic sink with mixer tap and drainer. A uPVC double-glazed window overlooks the side, while a radiator and uPVC double-glazed French doors open directly onto the rear garden.

Cellar

A carpeted brick staircase leads down to the useful cellar, which has been plastered and benefits from downlights, carpet, a radiator and uPVC double-glazed window.

Landing

A carpeted landing with painted balustrade and a large loft hatch with pull-down ladder. Solid timber doors lead through to the two bedrooms and bathroom.

Bedroom One

A spacious, full-width double bedroom with a radiator, coving and two uPVC double-glazed windows to the front.

Bedroom Two

A further double bedroom with a radiator and uPVC double-glazed window overlooking the rear.

Bathroom

A generous bathroom fitted with a white bath with glass shower screen, chrome taps and mains-fed shower over. There is a pedestal wash basin, WC, white bevelled-edge splashback tiling, chrome heated towel radiator, patterned tiled flooring and a uPVC double-glazed window.

Rear Garden

A good-sized west-facing rear garden which has been attractively landscaped,



featuring a generous paved patio, an area of lawn and retained planting beds with mature shrubs and plants. A pathway leads to a painted timber gate providing useful rear access, while a gravelled area towards the rear of the garden provides an ideal space for barbecues and outdoor entertaining. The garden is enclosed by attractive brick walling and timber fencing, creating a pleasant and private outdoor space.

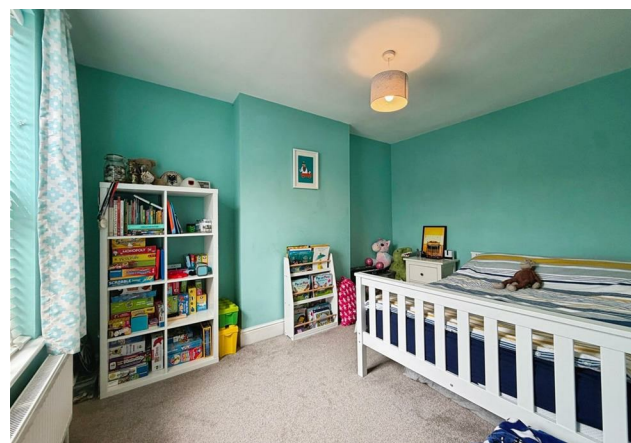
Front Garden

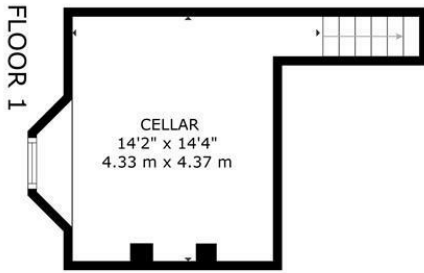
A small walled courtyard-style front garden with slate detailing and a tiled pathway leading to the storm porch and front entrance door.

Location

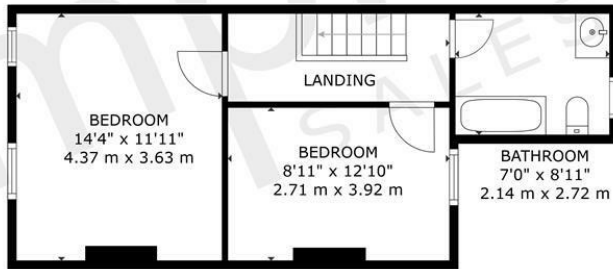
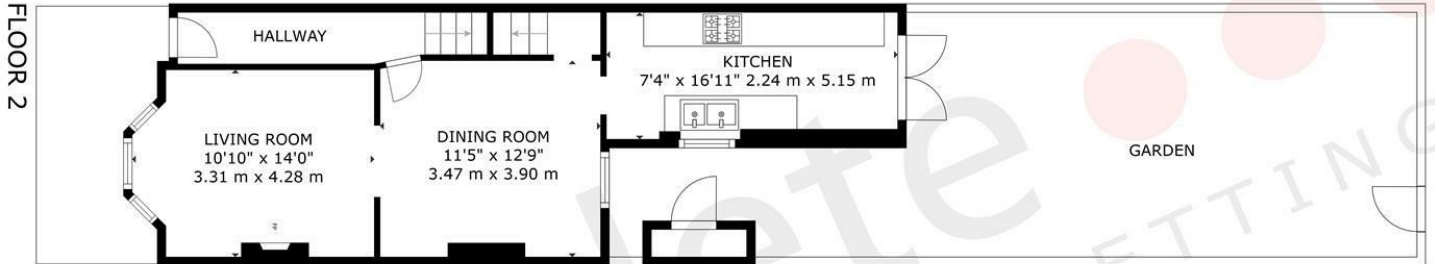
Clapham Terrace is a highly convenient and characterful residential location, positioned just off Radford Road on the edge of Leamington Spa town centre. The property is ideally placed for those wanting to enjoy everything the town has to offer, with its excellent selection of independent shops, cafés, restaurants, bars and beautiful parks all within easy walking distance. Leamington Spa railway station is also close by, providing excellent rail connections to Birmingham, Coventry and London Marylebone, making the location particularly convenient for commuters.

Families are well served by the popular Clapham Terrace Community Primary School, which is located just along the road, together with nearby children's play areas and other local amenities. For those who enjoy the outdoors, the Grand Union Canal is only a short distance away, offering attractive towpath walks and cycling routes through Leamington and the surrounding countryside.





GROSS INTERNAL AREA
FLOOR 1: 196 sq. ft, 18 m², FLOOR 2: 501 sq. ft, 46 m²
FLOOR 3: 425 sq. ft, 39 m², TOTAL: 1,122 sq. ft, 103 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The Leamington Property Expert



Radford Road provides straightforward access towards Radford Semele and Southam, while the nearby road network gives convenient access to the M40, Jaguar Land Rover and surrounding Warwickshire towns. Combining period surroundings, excellent schooling, transport links and easy access to both the town centre and canal-side walks, Clapham Terrace is an excellent location for enjoying central Leamington Spa living.





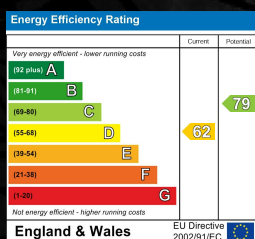
- Extended Victorian Terrace
- Two Double Bedrooms
- Bay Fronted Lounge
- Beautiful Heritage Style Kitchen
- Clapham Terrace Primary School

- Walking Distance Town/Station/Parks
- Upstairs Bathroom
- Dining Room
- Front & Rear Gardens
- Beautiful Canal Walks



CLAPHAM TERRACE, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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